

1
Planning Commission
Regular Meeting
May 18, 2026

**BERLIN CHARTER TOWNSHIP
MONROE COUNTY, MICHIGAN
PLANNING COMMISSION**

**REGULAR MEETING
May 18, 2026**

The Regular Meeting of the Berlin Charter Township Planning Commission was called to order at 6:30 p.m. by Chairman Tallman, followed by the Pledge of Allegiance.

ROLL CALL: Present: Chairman S. Tallman, Vice Chairman T. Friar, Secretary A. Nordyke, Members M. Girrbaach, Z. Tallman, and G. Masserant

ALSO PRESENT: Laura Kreps, Carlisle/Wortman Associates, Inc., Zoning Administrator Hillary Haywood and 50 audience members.

EXCUSED: N. Masserant

APPROVAL OF AGENDA: Motion by G. Masserant, supported by T. Friar to approve the May 18, 2026, agenda as presented.

AYES: All

NAYS: None

MOTION CARRIED

PUBLIC COMMENT: Four residents expressed concerns about data centers and the pollution issues they can cause.

APPROVAL OF MINUTES: Motion by A. Nordyke, supported by T. Friar to approve the minutes of the April 20, 2026, Planning Commission Meeting.

AYES: All

NAYS: None

MOTION CARRIED

COMMUNICATIONS: Motion by Z. Tallman, supported M. Girrbaach to receive and file communications, being the Township Board Minutes dated 3-23-2026, 4-13-2026, 4-27-2026, two (2) Letters to Berlin Charter Township Planning Commission from Dykema Gossett PLLC, and Letter from Ash Township to Berlin Charter Township Planning Commission dated 05-12-2026.

AYES: All

NAYS: None

MOTION CARRIED

2
Planning Commission
Regular Meeting
May 18, 2026

RECESS FOR PUBLIC HEARING:

OPEN PUBLIC HEARING:

1. Public hearing notice for the zoning map amendment.

Motion by T. Friar, supported by G. Masserant to open the public discussion.

Chairman S. Tallman opened the public discussion at 6:42 PM.

There were no comments on the zoning map amendment.

CLOSE PUBLIC HEARING:

Motion by T. Friar, supported by M. Girrback to close the public discussion.

Chairman S. Tallman closed the public discussion at 6:44 PM.

NEW BUSINESS: Zoning Map Amendment.

Motion by T. Friar, supported by M. Girrback to send the zoning map amendment to the township board with a recommendation for approval.

UNFINISHED BUSINESS: NONE

AYES: All

NAYS: None

MOTION CARRIED

ROLL CALL: Chairman S. Tallman, Vice Chairman T. Friar, Secretary A. Nordyke, Members M. Girrback, Z. Tallman, and G. Masserant.

PRESENTATIONS: NONE

PLANNERS DISCUSSION: Laura Kreps stated the subcommittee has met four times so far to work on the draft data center ordinance and is close to finishing the draft.

COMMISSIONERS COMMENTS: NONE

3
Planning Commission
Regular Meeting
May 18, 2026

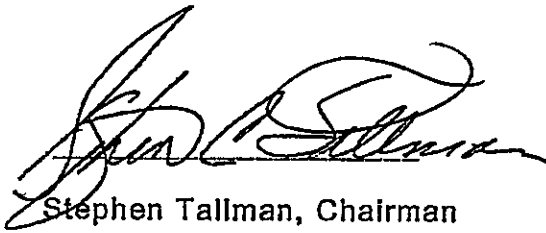
REQUEST TO SPEAK: Three residents stated their concerns about data centers.

ADJOURNMENT: Motion by A. Nordyke, supported by T. Friar to adjourn the meeting at 7:11 PM.

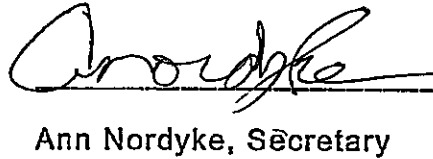
AYES: All

NAYS: None

MOTION CARRIED



Stephen Tallman, Chairman



Ann Nordyke, Secretary

ATTENDANCE REPORT

Present at the captioned meeting were:

Chairman S. Tallman, Vice Chairman T. Friar, Secretary A. Nordyke,
Members M. Girrbach, Z. Tallman, and G. Masserant.

Excused: N. Masserant

Stephen C. Tallman, Chairman
May 18, 2026